

THE CORPORATION OF THE TOWN OF GEORGINA**REPORT NO. CS-2018-0031****FOR THE CONSIDERATION OF COUNCIL
JULY 18, 2018****SUBJECT: RELEASE OF THE DRAFT AREA SPECIFIC DEVELOPMENT
CHARGES BACKGROUND STUDY & BY-LAW FOR THE
QUEENSWAY EAST AND WEST SERVICE AREA**

1. RECOMMENDATION:

1. That Council receive Report No. CS-2018-0031 prepared by the Corporate Services Department dated July 18, 2018 respecting the Release of the Draft Area Specific Development Charges (ASDC) Background Study and By-Law for the Queensway East and West Service Area.
2. That Council receive the presentation of Hemson Consulting Ltd. regarding the Draft ASDC Study and By-Law for the Queensway East and West Service Area.
3. That Council authorize staff to arrange a Statutory Public Meeting on August 15, 2018.

2. PURPOSE:

The purpose of this report is to release a draft of the ASDC background study and by-law for the Queensway East and West service areas.

3. BACKGROUND:**Development Charges Overview**

Development charges are one-time fees collected from developers and builders to help pay for the cost of capital infrastructure required to provide municipal services to new development, such as roads, transit, water and sewer, parks, community facilities and fire and police facilities. Development charges are generally collected upon building permit issuance. The legislative authority for municipalities to levy development charges is contained in the *Development Charges Act, 1997*.

Development in the Town of Georgina is subject to development charges imposed by the Town of Georgina, as well as the Region of York and the school boards.

Wexford Pumping Station Replacement Strategy and Cost Sharing Agreement

At their meeting of October 25, 2017, Council adopted Resolution No. C-2017-0034;

“...That Mayor and Council give the Operations and Infrastructure Department authority to negotiate a cost sharing agreement with The Queensway East and Queensway West Developers for the construction of a new expanded water pumping station to replace the existing Wexford Pumping Station. Costs to be returned by staff to Council for final approval. “

At their meeting of May 9, 2018, Council adopted Resolution No. C-2018-0011;

“...That Council endorse a cost sharing agreement for the construction of the new booster pumping station and identified supporting transmission watermain upgrades with the Town contribution being 31%, and that the ‘Future Development Area’ contribution be funded by ‘Area Specific Development Charges’; Town contribution estimated to be \$1.65 Million.“

“...That the final Cost Sharing Agreement be returned to Council for approval. “

“...That Town staff be authorized to complete an Area Specific Development Charge Study for the benefiting area at a cost of \$12,000 to be funded by future area specific development charges.“

“...That the Operations and Infrastructure Department proceed with the necessary water system upgrades needed to support the joint servicing solution and to address the identified water pressure issues within the Queensway and Church Street Area; at an estimated cost of \$0.41 Million.“

4. ANALYSIS:

Background Study Process

Prior to determining and imposing a development charge, the Town must first do a background study. Since entering into the agreement with Hemson Consulting Ltd., staff have worked closely with the consulting team to prepare background information and conduct analysis in order to prepare the draft ASDC background study.

A development forecast was prepared based on the Town of Georgina Queensway East and West Land Development Technical Memo by GM Blue Plan dated June 29, 2018 along with consultation from Town staff. The development forecast for the 2018 to 2036 planning period estimates that the Queensway East and West area will accommodate about 1,130 new dwelling units by 2036. The population in

these new dwelling is estimated at 3,321. Approximately 9,000 square metres of new, non-residential building space is anticipated in the 18 year planning horizon. This new non-residential space will accommodate approximately 225 jobs.

The total cost associated with all of the area-specific development-related works amounts to \$9.36 million. Of the \$9.36 million in the engineered services capital program, approximately \$3.76 million of the total program is to be recovered from development charges over the 2018-2036 planning period, \$2.99 million is associated to local service infrastructure and \$2.61 million is associated to benefit to existing shares. A complete breakdown of costs is listed in Table 4 on page 19 of the ASDC Background Study.

The growth-related capital costs identified in the study may be subject to deductions and adjustments as required by the *Development Charges Act*.

- a. Identifying services ineligible for a development charge
- b. Requiring a service level cap tied to a ten-year historical average
- c. Reducing capital costs by the amount of growth-related infrastructure that benefits existing development
- d. Reducing capital costs by an amount that reflects any excess capacity for a particular service
- e. Reducing capital costs by adjusting for grants, subsidies, or other contributions
- f. Reducing capital costs for soft services by 10 per cent.

Policy Decisions and Exemptions

The exemptions outlined in the draft By-law would include:

1. Land that is owned by and used for the purposes of:
 - a. A board of education (statutory)
 - b. Any municipality or local board thereof (statutory)
 - c. The development of a non-residential farm building used for bona fide agricultural purposes (discretionary)
 - d. Indian lands (discretionary)
 - e. A place of worship, and a churchyard, cemetery and burial ground exempt from taxation under the *Assessment Act* (discretionary)
 - f. Accessory uses not exceeding 10 square metres of non-residential gross floor area (discretionary)

The By-law also contains provisions for development charge credits for redevelopment provided the redevelopment takes place within five years of demolition of the previous building.

Calculation of Development Charge Rates

The proposed development charge rates have been calculated based on ASDC's applicable to new development in the service area identified in the background study. Residential development charges are expressed as a charge per capita and levied as a charge per unit and by unit type. Non-residential development charge rates are expressed as a charge per square metre of gross floor area (GFA).

The ASDC Background Study and its accompanying by-law are intended to build on the existing Town-wide and ASDC by-law.

Proposed Area Specific Development Charge Rates - Residential

The recommended ASDC rates for residential dwellings proposed to come into effect on September 26, 2018 are listed in Table 1 below.

Table 1				
Proposed New Area Specific Development Charges for Residential Dwellings				
Service	Residential Charge by Unit Type			
	Single & Semi-Detached	Rows & Other Multiples	Apartments	
≥650 sq.ft.			<650 sq.ft.	
Water Service	\$3,171	\$2,556	\$2,227	\$1,538

Proposed Area Specific Development Charge Rates – Non-Residential

The recommended ASDC rates for non-residential development proposed to come into effect on September 26, 2018 are listed in Table 2 below.

Table 2	
Proposed New Area Specific Development Charges for Non-Residential	
Service	Commercial, Industrial, Institutional
	Non-Residential Charge per Square Metre of GFA
Water Service	\$26.51

5. RELATIONSHIP TO STRATEGIC PLAN:

Goal 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

Goal 2.1: Maximize collaboration with the development community to mitigate costs and impacts of development growth.

Goal 4: "Provide Exceptional Municipal Service" – ORGANIZATIONAL & OPERATIONAL EXCELLENCE

6. FINANCIAL AND BUDGETARY IMPACT:

There are no direct financial or budgetary impacts associated with the recommendations contained in this report.

7. PUBLIC CONSULTATION AND NOTICE:

The following timeline for development of the ASDC Background Study and By-law is established and will be advertised on the Town page in the local Georgina Advocate newspaper:

- Council Meeting – Statutory Public Meeting
Wednesday, August 15, 2018 at 7:30 p.m.
- Council Meeting – Proposed Passage of the Development Charges By-law
Wednesday, September 26, 2018 at 7:00 p.m.

The above-noted dates are also advertised on the Town's web page www.georgina.ca with any accompanying reports and information. The schedule of above-noted dates will also be e-mailed to interested parties. The Town is required to hold the above-noted Statutory Public Meeting and to provide notice as mandated in the *Development Charges Act*.

8. CONCLUSION:

This report provides information regarding the release of the draft Development Charges Background Study for the Queensway East and West Service Area.

Prepared by:

Approved by:



Rob Wheater, CPA, CA
Acting Director, Corporate Services
& Treasurer



Dave Reddon
Acting Chief Administrative Officer

Attachments:

1. Draft Area Specific Development Charge Study and By-law for the Queensway East & West Service Area

DEVELOPMENT CHARGES
BACKGROUND STUDY FOR
THE QUEENSWAY EAST AND WEST
SERVICE AREA



GEORGINA

HEMSON Consulting Ltd.

July 9, 2018

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EXECUTIVE SUMMARY

The following summarizes the findings of the Town of Georgina's Area-Specific Development Charges (ASDC) Background Study for the Queensway East and West Service Area. The development charges identified in the study would be applied in addition to the Town-wide and the Area-Specific charges currently levied under DC By-law 2016-0054 (AD-5).

A. STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- This study calculates area-specific development charges for the Town of Georgina's Queensway East and West service area in compliance with the provisions of the *Development Charges Act, 1997 (DCA)* and its associated regulation (*Ontario Regulation 82/98*) and the recently amended provisions of the legislation.
- The Town is proposing to implement development charges to fund the capital projects necessary in the Queensway East and West service area so that new development pays for its capital requirements to the extent allowed by the *DCA* and so that new services required by growth are provided in a fiscally responsible manner.
- The *DCA* and *Ontario Regulation (O. Reg.) 82/98* require that a development charges background study be prepared in which development charges are determined with reference to:
 - A forecast of the amount, type and location of residential and non-residential development anticipated;
 - A review of future capital projects, including an analysis of gross expenditures, funding sources and net expenditures incurred or to be incurred by the Town to provide for the expected development, including the determination of the development and non-development-related components of the capital projects;
 - An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-law relates; and,

- An asset management plan to deal with all assets whose capital costs are proposed to be funded under the DC by-law, and that demonstrates that all assets are financial sustainable over their full life cycle.
- This report identifies the development-related net capital costs attributable to development that is forecast to occur in the Queensway East and West service area. These costs are apportioned to types of development (residential, non-residential) in a manner that reflects the increase in the need for each service.
- The calculated charges are the maximum charges the Town may adopt. Lower charges may be approved; however, this will require a reduction in the capital plan, reduced service levels, or financing from other sources, most likely utility rates.

B. ENGINEERED SERVICES WITH AREA-SPECIFIC DEVELOPMENT-RELATED COSTS INCLUDED IN THE ANALYSIS

Engineered water services have been included in the Engineered ASDC analysis. This service represents the preliminary infrastructure works necessary to allow development to proceed in Queensway East and West.

C. DEVELOPMENT FORECAST

- A forecast of the amount, type and location of residential and non-residential development anticipated in the Queensway East and West area over the 2018-2036 planning period was used in the ASDC calculation.
- The development forecast was prepared based on the Town of Georgina Queensway East and West Land Development Technical Memo by GM Blue Plan dated June 29, 2018 (attached as Appendix A) and consultation with Town staff.
- The development forecast for the 2018 to 2036 planning period estimates that the Queensway East and West area will accommodate about 1,130 new dwelling units by 2036. The population in these new dwelling is estimated at 3,321.
- Approximately 9,000 square metres of new, non-residential building space is anticipated between 2018 and 2036. This new non-residential space will accommodate approximately 225 jobs.

- The following is a summary of the projected growth for the Queensway East and West service area in the Town:

Development Forecast	Growth Over Planning Period 2018 - 2036
Residential	
Total Occupied Dwellings	1,130
<i>Singles/Semi</i>	1,030
<i>Rows & Other Multiples</i>	100
<i>Apartments</i>	-
Population in New Dwellings	3,321
Non-Residential	
Total Employment Growth	225
Non-Residential Building Space (sq.m.)	9,000

D. DEVELOPMENT-RELATED CAPITAL PROGRAM

- The Town has determined development of land in Queensway East and West will increase the need for water services. The Town of Georgina Queensway East and West Land Development Technical Memo by GM Blue Plan dated June 29, 2018 provides the assumptions for projects that are required to service anticipated development in Queensway East and West to 2036.
- The total cost associated with all of the area-specific development-related works amounts to \$9.36 million.
- Of the \$9.36 million in the engineered services capital program, approximately \$3.76 million of the total program is to be recovered from development charges over the 2018-2036 planning period. The remainder is associated to local service infrastructure and benefit to existing shares.
- No grants, subsidies or other recoveries are anticipated. Furthermore, as this is a new service category, no development charge reserves are available to help offset the cost of the program.
- The following is a summary of the development-related capital forecast for all engineered services:

Area Specific Engineered Services 2018 - 2036 (\$000)		
Service	Gross Cost	DC Eligible Cost
1.1 Queensway East/West Development Watermain Infrastructure	\$ 2,989.9	\$ -
1.2 Queensway East/West Development Pump Station	\$ 5,320.3	\$ 3,671.0
1.3 Wexford Zone Expansion Projects	\$ 413.4	\$ 64.4
1.4 Future Watermain Replacement	\$ 606.8	\$ -
1.5 Studies	\$ 25.0	\$ 25.0
TOTAL - ENGINEERED SERVICES	\$ 9,355.3	\$ 3,760.3

E. DEVELOPMENT CHARGES ARE CALCULATED WITH FULL REFERENCE TO THE DCA

- The fully calculated residential ASDCs are recommended to vary by unit type, reflecting the difference in occupancy patterns expected in various unit types and associated differences in demand placed on municipal services.

Calculated Residential Area-Specific Development Charges				
Service	Charge By Unit Type (1)			
	Single & Semi-Detached	Rows & Other Multiples	Apartments	
			≥650 sq.ft.	<650 sq.ft.
Water Service	\$ 3,171	\$ 2,556	\$ 2,227	\$ 1,538
(1) Based on Persons Per Unit Of:	2.99	2.41	2.10	1.45

- The calculated non-residential ASDCs are uniform and applicable to all non-residential development.

Calculated Non-Residential Area-Specific Development Charges	
Service	Non-Residential Charge (\$/sq.m)
Water Service	\$ 26.51

- It is intended that development in Queensway East and West be subject to the engineering ASDC rate calculated. In addition to the area-specific rate calculated in this study, the Town-wide charges and existing ASDCs continue to apply.

I INTRODUCTION AND BACKGROUND

This Town of Georgina Area-Specific Development Charges (ASDC) Background Study for the Queensway East and West Service Area is presented as part of a process to lead to the approval of a new ASDC by-law in compliance with the *Development Charges Act, 1997 (DCA)* and its associated *Ontario Regulation 82/98 (O. Reg. 82/98)*.

The Town has identified water servicing deficiencies in the existing Wexford pumping station and associated water linear infrastructure. Furthermore, significant development is anticipated to occur within this area over a planning period of 2018 to 2036, and the Town has identified water service infrastructure necessary for development to proceed. The Town has agreed with benefitting developers to fund a portion of the cost to replace the existing Wexford pumping station with a new pumping station that will service both existing and new development, subject to the execution of a satisfactory cost-sharing agreement. The Town wishes to implement ASDCs to fund development-related capital projects so that development may be serviced in a fiscally responsible manner. It is anticipated that the proposed ASDCs will be used to facilitate front-end funding agreements with one or more of the landowners in the benefitting area.

The *DCA* and *O. Reg 82/98* require that a development charges background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of development anticipated;
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Town or its local boards to provide for the expected development, including the determination of the development and non-development-related components of the capital projects;
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate; and,
- As asset management plan to deal with all assets whose capital costs are proposed to be funded under the DC by-law, demonstrating that all assets included in the capital program are financially sustainable over their full life cycle.

This study presents the results of the review, which determines the net capital costs attributable to new development that is forecast to occur in the Queensway East and West Service Area between 2018 and 2036. These development-related net capital costs are apportioned to various types of development (residential and non-residential) in a manner that reflects the increase in the need for each service.

The Town of Georgina currently levies development charges on a municipal-wide, uniform basis in addition to other area-specific development charges. The Town-wide charges recover for development-related costs for the provision of Library, Fire, Parks and Recreation, Public Works, and General Government as well as the engineered services of Roads and Related and Stormwater Management. The area-specific charges apply to Keswick and Sutton and recover for Roads, Water and Sewer.

This ASDC Background Study and its accompanying by-law are intended to build on the existing Town-wide and ASDC by-law. ASDCs are calculated for the provision of engineered water services. These charges are intended to be imposed on future development within the Queensway East and West lands and infill development in Wexford.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges and methodology used. Following completion of this process, and in accordance with the *DCA* and Council's review of this study, it is intended that Council will pass new ASDCs for Queensway East and West.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

Section II designates the services for which the development charges are proposed and the areas within the Town to which the development charges will apply. It also briefly reviews the methodology that has been used in this background study.

Section III presents a summary of the forecast residential and non-residential development that is expected to occur within Queensway East and West over the 2018–2036 period.

Section IV summarizes the future development-related capital costs associated with the provision of engineering services related to development in Queensway East and West. This section also details the calculated ASDC rates by class and type of development.

Section V provides an examination of the long-term capital and operating cost impacts for the infrastructure included in the ASDC calculation. It also addresses the asset management provisions required to maintain the development-related components of the capital projects included in the analysis.

Section VI provides a discussion of other issues and considerations including by-law administration, rules and policies.

II AREA-SPECIFIC APPROACH IS USED TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS

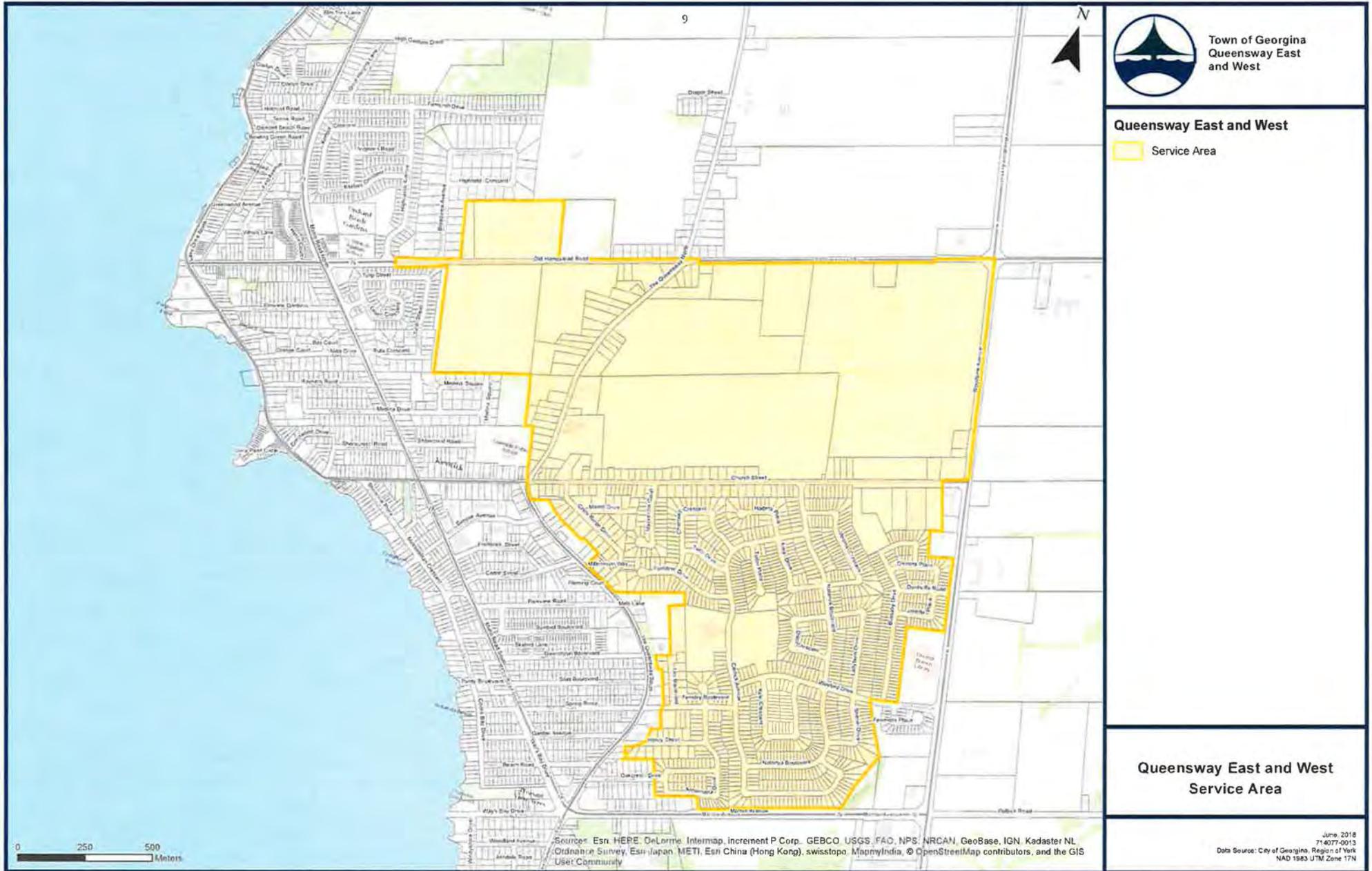
Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality that must be reflected in the calculation. Therefore, we have tailored our approach to the unique circumstances in the Town of Georgina and the Queensway East and West Service Area. The approach to the proposed area-specific development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them.

A. AREA-SPECIFIC DEVELOPMENT CHARGES ARE CALCULATED

The *DCA* provides municipalities with flexibility to define services that will be included in the development charge by-laws, provided that the other provisions of the *Act* and its associated regulations are met. The *DCA* also requires that the by-laws designate the areas within the Town for which the by-laws shall be imposed. The development charges may apply to all lands in the Town or to other designated development areas as specified in the by-laws. The attached map, provides an outline of the area where the proposed ASDCs will apply and the proposed draft by-law is provided under separate cover.

The Town of Georgina currently levies development charges on a municipal-wide, uniform basis in addition to other area-specific development charges. The Town-wide charges recover for development-related costs for the provision of Library, Fire, Parks and Recreation, Public Works, and General Government as well as the engineered services of Roads and Related and, Stormwater Management. The area-specific charges apply to Keswick and Sutton and recover for Roads, Water and Sewer.

This ASDC Background Study and its accompanying by-law are intended to build on the existing Town-wide and ASDC by-law. ASDCs are calculated for the provision of engineered water services. These charges are intended to be imposed on future development within the Queensway East and West lands and infill development in Wexford. The area-specific approach is applied to these services to align the capital costs for these services with the particular areas that will be serviced by the required infrastructure.



B. KEY STEPS IN DETERMINING AREA-SPECIFIC DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

Several key steps are required in calculating development charges for future development-related projects. These are summarized below.

1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the study period, in this case from 2018 to 2036. The forecast of the future residential and non-residential development used in this study was taken from the Queensway East and West Land Development Technical Memo by GM Blue Plan dated June 29, 2018 (attached as Appendix A) and consultation with Town staff. The forecasts are based on the number of known applications anticipated and Town estimates.

When calculating the development charge, the development-related net capital costs are spread over the total population that will occupy new housing units in Queensway East and West. This population in new units represents the population from which development charges will be collected.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of non-residential building space to be developed in Queensway East and West over the planning period. Factors for floor space per worker are used to convert the employment forecast into gross floor area for the purposes of the area-specific development charges study.

2. Development-Related Capital Program and DC Eligible Costs to be recovered through the ASDCs

A development-related capital program has been prepared by the Town as part of the present study. The program identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the *Act (DCA, s. 5. (2))*. The capital forecast provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *Ontario Regulation 82/98, s. 3* states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an Official Plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital program, a portion of the project may confer benefits to existing residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Town from non-development charges sources. The amount of municipal funding for such non-development shares of projects is also identified as part of the preparation of the development-related capital program.

Finally, the development-related net capital costs must be reduced by ten per cent for all services except roads and related services, protection services (*DCA*, s. 5. (1) 8.) and engineered services. As this study deals with water service infrastructure capital costs, 100 per cent of the development-related costs are recoverable through development charges.

3. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and non-residential sectors. This is done using apportionments for different services in accordance with the demands placed and the benefits derived.

The apportionment is based on the expected demand for, and use of, the service by sector (e.g. shares of population in new units and employment).

Finally, the residential component of the development charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres.

4. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from the application of any unallocated reserve fund balances. As the calculated ASDCs are new, no reserve balances exist.

III DEVELOPMENT FORECAST

This section provides details of the development forecast used to prepare the 2018 Area-Specific Development Charges (ASDC) Background Study for the Queensway East and West lands in the Town of Georgina. The forecast method and assumptions are discussed herein.

A. FORECAST APPROACH AND KEY ASSUMPTIONS

The *Development Charges Act (DCA)* requires an estimate of “the anticipated amount, type and location of development” for which development charges may be imposed. The forecast must cover both residential and non-residential development and be specific enough with regards to the quantum, type, location and timing of such development to assist in the preparation of a reasonable development-related capital program. For the purposes of this ASDC Background Study, a development forecast for the planning period of 2018 to 2036 has been used for the engineered services considered in this study. This timeframe is consistent with the Town’s 2016 DC Background Study for Town wide services.

Forecasts of population, households and employment were prepared in consultation with staff and a review of the Town of Georgina Queensway East and West Land Development Technical Memo dated June 29, 2018 prepared by GM Blue Plan. It is noted that assumptions related to persons per unit and employment densities are based on the Town’s 2016 DC Background Study. These assumptions will be reviewed at the time of the next Town-wide DC Background Study.

B. FORECAST METHOD AND RESULTS

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of the *population in new housing units* is required. This *population in new units* represents the population from which development charges will be collected. For the purposes of this study, the population in new units is also considered the census population growth in this area.

Development charges are levied on non-residential development as a charge per square metre of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires a projection of the *employment growth associated with new floor space* in the Town.

1. Residential Forecast

The residential development forecast incorporates anticipated growth in population and occupied dwelling units by type. The residential development charges calculation is based on a forecast of population growth in new housing units within the Queensway East and West development areas. The ASDC area also includes a future development zone which expects some residential development in the future and a provision for infill development expected in Wexford. The population in new units considered the overall occupancy assumptions from the Town's 2016 DC Background Study.

As detailed in Table 1, the Queensway East and West Service Area is anticipated to see 1,130 new housing units over the planning period. These units are anticipated to be accommodated within lands designated for residential development within Queensway East, Queensway West, future development areas and Wexford. The forecast assumes that all units built in Queensway East and West are singles and semis with 380 and 250 units expected respectively. The future development area expects 320 singles and semis (80%) and 80 rows and other multiples (20%) to be built. About 100 units of infill development are expected in Wexford with 80 singles and semis (80%) and 20 rows and other multiples (20%). No apartment units are expected to be built.

Population growth in new units is estimated by applying the following PPUs to the housing unit forecast:

- 2.99 for single-semi detached units;
- 2.41 for rows and other multiples; and,
- 2.00 for apartments.

These PPU assumptions are consistent with the Town's 2016 DC Background Study. The forecast of population expected to reside in these new housing units over the 2018 to 2036 period is approximately 3,321 additional persons (census population growth). This population growth by unit type is summarized in Table 2.

2. Non-Residential Forecast

Table 3 shows that Queensway East and West Service Area is anticipated to accommodate nearly 225 jobs within new non-residential space over the 2018 to 2036 planning period. New employment is expected to occur in the future development area.

Non-residential development charges are calculated on a per unit of gross floor area (GFA) basis. Therefore, as per the *DCA*, a forecast of future non-residential building space has been developed. As with the residential forecast, the GFA forecast covers the period from 2018 to 2036. Approximately 9,000 square metres of new non-residential building space is anticipated, assuming a lot coverage of 20 per cent. This space is entirely attributed to population-related employment, commonly referred to as commercial employment.

TABLE 3

**TOWN OF GEORGINA
QUEENSWAY EAST AND WEST ASDC
EXPECTED COMMERCIAL DEVELOPMENT 2018 - 2036**

Description	Calculation
Non-Residential Land Area (m2)	45,000
Expected Commercial GFA (m2)	9,000
Population Related Employment Density (m2 per employee)	40.0
Expected Employment 2018 - 2036	225

Assumed Non-Residential Lot Coverage = 20%

Source: Non-residential land area from GM Blue Plan Technical memo dated June 29, 2018.

Source: Lot coverage based on Town of Georgina assumptions.

Source: Employment density based on Town's 2016 DC study.

IV THE DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATED AREA-SPECIFIC DEVELOPMENT CHARGES

The *DCA* requires the Council of a municipality to express its intent to provide future capital facilities. As noted above in Section II, *Ontario Regulation 82/98*, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. A DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts summarized in Section III, Town staff in collaboration with GM Blue Plan, have created a development-related capital program setting out those projects that are required to service anticipated growth over the planning period. The Town has determined that the capital program is necessary as development of Queensway East and West will increase the need for water services.

One of the recommendations contained in this ASDC Background Study is for Council to adopt the capital programs created for the purposes of this area-specific development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein, that are consistent with the development occurring in Queensway East and West. It is acknowledged that changes to the forecast presented here may occur through the Town's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR ENGINEERED SERVICES

This section provides the detailed analysis undertaken to establish the area-specific development charge rates for the Queensway East and West engineered services. The projects identified in the capital program are driven by the need to upgrade the existing Wexford pumping station to address existing water pressure issues and provide additional capacity to service the Queensway East and West developments.

The development-related capital program is based on cost estimates determined through the Town of Georgina Queensway East and West Land Development Technical Memo dated June 29, 2018 by GM Blue Plan. Consistent with s.5.(1)7. of the *Development Charges Act (DCA)*, there is no legislated reduction in the eligible development-related capital costs for the provision of engineered infrastructure.

Table 4: Development-Related Capital Program

The 2018-2036 engineered services capital program totals \$9.36 million and includes for the construction of a new pumping station, various watermains, water valves and studies. The details and cost breakdown of each project are shown on Table 4. This section outlines the assumptions used in the capital program.

1.1 Queensway East/West Development Watermain Infrastructure

Projects are associated to water infrastructure within the Queensway East and West development lands. The projects include various watermains, valves and connections to existing watermains. Gross costs amount to \$2.99 million, however this is not DC eligible as it is considered local service infrastructure and is expected to be built and funded by developers.

1.2 Queensway East/West Development Pump Station

Projects are associated to the replacement of the Wexford Pumping Station. This new pumping station is expected to address existing pressure issues in Wexford and provide additional capacity to service the Queensway East and West developments. The pumping station and its components are expected to cost approximately \$5.32 million.

Of this, 31% or \$1.65 million has been determined to be benefit to existing share associated to replacement of the Wexford pumping station. It is expected the Town will fund this portion. The remaining \$3.67 million is deemed to be growth related and is eligible for recovery through DCs in the 2018 to 2036 period.

1.3 Wexford Zone Expansion Projects

Projects include decommissioning of the existing pumping station in Wexford and additional infrastructure needed to address pressure issues in Wexford. The total cost amounts to \$413,400. Decommissioning the existing pump station totals \$39,000 with the Town expecting to fund 31 per cent or \$12,090, with \$26,900 eligible for DC recovery. A watermain and valves total \$374,400 with 90 per cent, or \$336,960, associated to benefit to existing based on shares of new units in Wexford relative to

total new units. In total for the Wexford Zone expansion projects, \$349,050 is associated to benefit to existing shares with the remaining \$64,350 eligible for DC recovery.

1.4 Future Watermain Replacement

Projects include local fire flow upgrades with a total cost of approximately \$606,800. These projects are optional watermain replacement projects and have been determined to fully benefit existing residents, therefore the full amount of \$606,800 is considered benefit to existing.

1.5 Studies

A development charges background study and a contingency for legal advice related to development agreements has been include at a cost of \$25,000. The full \$25,000 is considered growth related and eligible for DC recovery

In summary, the total growth related capital program is \$9.36 million. \$2.99 million is associated to local service infrastructure and \$2.61 million is associated to benefit to existing shares and are not eligible for recovery through DCs. The remaining \$3.76 million is identified as the net development-related share eligible for funding through development charges over the 2018 to 2036 planning period.

C. CALCULATION OF AREA-SPECIFIC DEVELOPMENT CHARGES

The DC eligible share of \$3.76 million has been allocated 94 per cent to new residential development and 6 per cent to non-residential development as shown in Table 4. The allocation of costs is based on the future shares of population in new units and employment growth in new space. The residential share of the DC eligible costs totals \$3.52 million and when divided by the forecast growth in population in new units (3,321), a charge of \$1,060.44 per capita is calculated.

The non-residential share is applied against the forecast increase in square metres of non-residential floor space. The non-residential share of DC eligible costs totals \$238,599 and when divided by the increase in square metres of non-residential building space (9,000), yields a charge of \$26.51 per square metre.

Table 5 and 6 provide the calculated rates by residential unit and non-residential floor space per square metre. The charge for single and semi detached units is \$3,171, \$2,556 for a rows and other multiples, \$2,227 for apartments greater than or equal to 650 square feet and \$1,538 for apartments less than 650 square feet. The charge for non-residential is \$26.51 per square metre.

TABLE 4
TOWN OF GEORGINA
DEVELOPMENT-RELATED CAPITAL PROGRAM
QUEENSWAY EAST/WEST DEVELOPMENT WATER INFRASTRUCTURE

Project Description	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	
				Local Services	Replacement & BTE Shares (\$)	Replacement & BTE Shares (%)		
1.0 QUEENSWAY EAST/WEST WATER SERVICES								
1.1 Queensway East/West Development Watermain Infrastructure								
1.1.1 Watermains	Development Local	Watermains, incl. Hydrants, 150 mm dia.	\$ 1,040,000	\$ -	\$ 1,040,000	\$ 1,040,000	0%	\$ -
1.1.2 Watermains	Development Local	Watermains, incl. Hydrants, 200 mm dia.	\$ 792,220	\$ -	\$ 792,220	\$ 792,220	0%	\$ -
1.1.3 Watermains	Development Local	Watermains, incl. Hydrants, 300 mm dia.	\$ 39,000	\$ -	\$ 39,000	\$ 39,000	0%	\$ -
1.1.4 Watermains	Development Spine	Watermains, incl. Hydrants, 250 mm dia.	\$ 822,250	\$ -	\$ 822,250	\$ 822,250	0%	\$ -
1.1.5 Watermains	Development Spine	PS Suction main: 300 mm dia	\$ 128,700	\$ -	\$ 128,700	\$ 128,700	0%	\$ -
1.1.6 Check Valve	For the Development	Check Valve for Fire Supply	\$ 156,000	\$ -	\$ 156,000	\$ 156,000	0%	\$ -
1.1.7 Connection to Existing	For the Development	Connections to Existing Watermains	\$ 11,700	\$ -	\$ 11,700	\$ 11,700	0%	\$ -
Subtotal Queensway East/West Development Watermain Infrastructure			\$ 2,989,870	\$ -	\$ 2,989,870	\$ 2,989,870	\$ -	\$ -
1.2 Queensway East/West Development Pump Station								
1.2.1 Watermains	Development Spine	PS Discharge main, 300 mm dia	\$ 130,650	\$ -	\$ 130,650	\$ 40,502	31%	\$ 90,149
1.2.2 Watermain Replacement	PS Supply	Replace Existing 250mm to 300 mm, on Church St From Woodbine to Natanyan Blvd	\$ 555,100	\$ -	\$ 555,100	\$ 172,081	31%	\$ 383,019
1.2.3 Pump Station	Treasure Hill		\$ 4,634,500	\$ -	\$ 4,634,500	\$ 1,436,895	31%	\$ 3,197,605
Subtotal Queensway East/West Development Pump Station			\$ 5,320,250	\$ -	\$ 5,320,250	\$ 1,649,278	\$ -	\$ 3,670,973
1.3 Wexford Zone Expansion Projects								
1.3.1 Pump Station Decommissioning	Existing Wexford BPS		\$ 39,000	\$ -	\$ 39,000	\$ 12,090	31%	\$ 26,910
1.3.2 Watermain	New System Loop	New 200 mm Watermain on Morton Ave	\$ 279,500	\$ -	\$ 279,500	\$ 251,550	90%	\$ 27,950
1.3.3 Check Valve	Zone Realignment	Check Valve for Fire Supply	\$ 78,000	\$ -	\$ 78,000	\$ 70,200	90%	\$ 7,800
1.3.4 New Closed Valve	Zone Realignment	Closed Valve for Zone Realignment	\$ 16,900	\$ -	\$ 16,900	\$ 15,210	90%	\$ 1,690
Subtotal Wexford Zone Expansion Projects			\$ 413,400	\$ -	\$ 413,400	\$ 349,050	\$ -	\$ 64,350
1.4 Future Watermain Replacement								
1.4.1 Watermain Replacement	Local Fire Flow Upgrades	Replace existing 150 mm to 250 mm on Duntville at end of useful life	\$ 181,675	\$ -	\$ 181,675	\$ 181,675	100%	\$ -
1.4.2 Watermain Replacement	Local Fire Flow Upgrades	Replace existing 150 mm to 200 mm on Carrick at end of useful life	\$ 425,100	\$ -	\$ 425,100	\$ 425,100	100%	\$ -
Subtotal Future Watermain Replacement			\$ 606,775	\$ -	\$ 606,775	\$ 606,775	\$ -	\$ -
1.5 Studies								
1.5.1 Area-Specific Development Charges Background Study and Contingency for Legal Advice			\$ 25,000	\$ -	\$ 25,000	\$ -	0%	\$ 25,000
Subtotal Studies			\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
TOTAL QUEENSWAY EAST/WEST WATER SERVICES			\$ 9,355,295	\$ -	\$ 9,355,295	\$ 2,989,870	\$ 2,605,103	\$ 3,760,323

Calculation of Cost per Capita & Cost per Square Metre	
Total Growth Related Cost of Works	\$ 3,760,323
Residential Charges - Cost per Capita	
Residential Allocation 94%	\$ 3,521,723
Population in New Units	3,321
Cost per Capita	\$ 1,060.44
Non-Residential Charges - Cost per Square Metre	
Non-Res Allocation 6%	\$ 238,599
New GFA (sqm)	9,000
Cost per Square Metre	\$ 26.51

TABLE 5

**TOWN OF GEORGINA
QUEENSWAY EAST AND WEST ASDC
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Charge Per Capita	Charge By Unit Type (1)			
		Single & Semi- Detached	Rows & Other Multiples	Apartments	
				≥650 sq.ft.	<650 sq.ft.
Water Service	\$ 1,060.44	\$ 3,171	\$ 2,556	\$ 2,227	\$ 1,538
(1) Based on Persons Per Unit Of:		2.99	2.41	2.10	1.45

TABLE 6

TOWN OF GEORGINA
QUEENSWAY EAST AND WEST ASDC
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential Charge (\$/sq.m)
Water Service	\$ 26.51

V LONG-TERM CAPITAL, OPERATING COSTS AND ASSET MANAGEMENT PROVISIONS

This section provides a brief examination of the long-term capital and operating costs for the area-specific capital facilities and infrastructure to be included in the ASDC by-law. Also addressed is the required asset management provisions that must be considered.

The *Development Charges Act* now requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. The *DCA* also requires that a background study estimate the future operating cost implications of the development-related capital program contained in the study. The calculations in this section have been taken from the Town of Georgina Queensway East and West Land Development Technical Memo dated June 29, 2018 prepared by GM Blue Plan (The Memo).

A. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGE SOURCES TOTALS \$2.61 MILLION

Table 7 summarizes the components of the development-related capital program that will require funding from non-development charge sources. In total, \$2.61 million will need to be financed from non-development charge sources over the planning period. This amount is related to non-development shares of projects that provide benefit to the existing community and would likely need to be funded from utility rates.

Long-Term Capital Impacts	Total Cost
Total Net Costs	\$ 9,355.3
Less: Total Net Costs from Development Charges	\$ 3,760.3
Less: Local Services	\$ 2,989.9
Less: Post 2036 Development (Interim Financing)	\$ -
Funding from Non-DC Sources (BTE)	\$ 2,605.1

B. ASSET TYPES

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 8. The useful life assumptions were used in the lifecycle cost analysis provided by the Town and GM Blue Plan.

Capital Project	Estimated Useful Life
Engineered Infrastructure	
▪ Pumping Station	50 years
▪ Watermains	50 years

C. ANNUAL PROVISION AND OPERATING COST IMPACTS

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not development-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

The Memo provides a full lifecycle cost analysis related to the proposed new pumping station. Table 9 provides a summary of the calculations. The total operating and maintenance costs over 25 years for the pumping station are expected to amount to \$830,241. In addition, 50% of the replacement cost of the new pumping station is associated to provision for repair and replacement over the lifecycle of the pumping station, which amounts to \$2.32 million over 25 years. In total over 25 years, it is expected the pumping station will require \$3.15 million to operate, maintain and save for future replacement. Over this period, this amounts to an average of \$125,900 per year.

Description	Costs
Operating & Maintenance Costs over 25 Years	\$ 830,241
50% Replacement Cost of Pumping Station	\$ 2,317,250
Total Lifecycle Cost over 25 Years	\$ 3,147,491
Yearly Average	\$ 125,900

D. FINANCIAL SUSTAINABILITY OF THE PROGRAM

1. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Town's projected growth. By 2036, the Queensway East and West areas are projected to increase by approximately 1,130 households. In addition, the Queensway East and West area is expected to add 225 new employees that will result in approximately 9,000 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall number of water service customers. This results in additional water rate revenues to offset the operating, maintenance and capital asset provisions required for future replacement. The collection of these funds is intended to be allocated to the Town's water service capital reserves for the future replacement of these assets.

2. Annual Budgetary Reviews and Capital Cost Recovery

In order to maintain, protect and manage the Town's infrastructure and assets, staff monitor current levels of service and life cycle trends. Assessments are used to schedule appropriate activities, such as watermain repairs and replacements. The Town also undertook a Water and Wastewater Rate study in 2016 which determined full cost recovery rates for both water and wastewater services. The study and calculated rates, reflect the asset management provisions required for repair and replacement of assets.

In addition, the Town currently levies the "capital cost recovery" fee as part of utility billing. The fee is set aside to provide for future projected capital expenditures for both the water and sewer systems to ensure reserve funds are sufficient to replace aging infrastructures (i.e. existing underground water/sewer mains, pumping stations), as timing and needs arise. The capital cost recovery fee is payable with each billing even if no consumption is calculated. This fee therefore ensures a consistent source of revenue to fund capital replacement activities.

3. The Program is Deemed Financially Sustainable

The calculated lifecycle costs identified in Table 9 are considered financially sustainable as it is expected that the increased operating, maintenance and capital asset management requirements can be absorbed through utility rates over time. Importantly, the Town's annual operating budget review will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable. The Town's Water and Wastewater Rate study also reflects provisions for asset repair and replacement to maintain assets in state of good repair. Finally, the "capital cost recovery" fee ensures a consistent source of revenue is available to fund capital replacement activities.

VI OTHER ISSUES AND CONSIDERATIONS

A. DEVELOPMENT CHARGES ADMINISTRATION

No significant changes are recommended to the Town's current policies and practices regarding development charge administration. In this regard:

- It is recommended that practices regarding collection of development charges and by-law administration continue to the extent possible.
- As required under the *DCA*, the Town should codify any rules regarding application of the by-laws and exemptions within the development charges by-laws proposed for adoption.
- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the Town's normal capital budget process.
- It is recommended that no exemptions, other than those required in the *DCA* and existing Town-wide DC by-law, be formally adopted in the amending DC by-law.
- The Town should look to update and incorporate the resulting ASDCs into the next update of the Town-wide DC by-law.

APPENDIX A

TECHNICAL MEMO



Date: 6/29/2018 File: 714077-0013
 To: Zaidun Alganabi
 From: Julien Bell – GM BluePlan
 Alyssa Kochanski – GM BluePlan
 Project: Town of Georgina – Queensway East and West
 Land Development
 Subject: Integrated Servicing Summary - Infrastructure
 Needs

TECHNICAL MEMO

Introduction

The following memo summarizes the trunk watermain and valving infrastructure requirements needed to support the new consolidate pressure zone servicing the existing Wexford Zone and Queensway East and West Lands Development. This new zone would be supplied via a new booster pumping station, constructed within the Queensway East and West Lands Development, and will also support expanding the current Wexford Zone 2 to address existing low pressure areas **Figure 1** provides an overview of the required works.

Booster Pumping Station Demands

DEVELOPMENT DEMANDS

Table 1 details the projected buildout demands for the proposed and future Queensway East and West growth area. Demands were estimated utilizing the following methodology:

- Land use and future servicing extents utilize the secondary plan – Schedule F1: Keswick Land Use Plan
- System demands are calculated using the Town's Design Criteria
 - Residential demands based on 2.9 ppu, 365 L/c/d, and MDD peaking factor of 2.0
 - Commercial demands based on 28,000 L/ha/d
- Remaining residential buildout densities were estimated using the following methodologies:
 - Current planned densities within Treasure Hill and Greystone/Middleburg (386 units)
 - Ontario Places to Grow – 50 people/ha (422 units)
 - Utilized 400 units for analysis

Table 1: Development Demands

	Units	Average Day Demands (L/s)	Maximum Day Demands (L/s)
Greystone (North and South)	250	3.1	6.1
Treasure Hill	380	4.7	9.3
Future Development	400	4.9	9.8
Total Residential Demands	1030	12.6	25.2
Future Commercial	4.5 ha	3.3	6.6
Total Demands		15.9	31.8



NEW ZONE 2 DEMANDS

Table 2 details the new Zone 2 demands which will service the Queensway East and West Lands Development, existing Wexford Zone 2, and proposed Wexford Zone 2 expansion to service existing low pressure areas. Existing serviced property demands were estimated using historic water billing records, with additional allowance for NRW and peaking factors as derived by historic system production and supply records.

Table 2: New Zone 2 Demands

	Average Day Demand	Maximum Day Demand
Queensway East and West - Lands	15.9 L/s	31.8 L/s
Existing Zone 2	8.2 L/s	14.8 L/s
Zone 2 Expansion – Existing Properties	1.8 L/s	3.4 L/s
Total Demands	25.9 L/s	50.0 L/s

Recommended Servicing Strategy

The recommended servicing strategy was developed in consultation with the Town and the current Treasure Hill and Greystone/Middleburg developers' representative. The proposed servicing strategy represents the highest capital cost alternative considered; however, it represents the best option for balancing for long-term operations and maintenance, and provides the best option for potential future expansion of the Wexford Zone 2 pressure zone.

The recommended servicing strategy consists of the integration of the Queensway East and West Lands Development, existing Wexford Zone 2, and identified existing low pressure areas adjacent to the existing Wexford Zone 2 into a single pressure zone, utilizing a single booster station at a central location within the development area. Further, fire flow for the zone will be provided by the booster pumping station and supplemented by check valves (locations highlighted in Figure 2 to 4), which will allow for back feed from Zone 1. The use of check valves to supplement fire flow needs strengthens the new zone fire flow capacity and minimizes local trunk network requirements.

Table 3 details the new booster pumping station design points which will service the development, existing Wexford Zone 2, and additional lands.

Table 3: Booster Pumping Station Design Points

	Flow	Total Dynamic Head
MDD Design Point	50 L/s	30 m
PHD Design Point	75 L/s	32 m
Fire Flow Design Point	166 L/s	45 m



REQUIRED WATERMAIN UPGRADES

Table 4 details the required watermain upgrades required, it should be noted that the remaining lands within the development not identified are to have a diameter of 150 mm.

REQUIRED VALVING UPGRADES

Table 5 details valve changes required to move and isolate Existing Wexford Zone 2 including required check valves needed to supplement fire demands. **Figures 2 to 4** detail the required valving to adjust the pressure zone boundary.

REQUIRED OPERATIONAL CHANGES

The construction of a single booster pumping station to service these lands will require the Wexford Booster Pumping Station to be decommissioned once the new station has been commissioned, and required watermains and valving work is completed.

Cost Estimate and Cost Sharing

Table 4, 5, and 6 also details the estimated project cost and as well as the Town's portion of the currently proposed cost sharing with the Queensway East and West Lands Developers.

Projects that are highlighted for cost sharing are the new consolidated booster pump station, as well as, the new watermain on Church Street from Woodbine to Natanya, the upsizing of the new Zone 2 watermain (within Treasure Hill) on Natanya from the new pump station to Church Street, and the decommissioning of the existing Wexford booster pump station.

It is our understanding that the Town has a general agreement with the current Treasure Hill and Greystone/Middleburg developers' representative that joint infrastructure will be cost shared with the Town responsible for paying 31% of construction related costs. The cost sharing split is based on the following costing analysis for the new pump station:

- Full upsizing cost of the pump station (cost to upsize pump station capacity from servicing only the Queensway East & West Lands development to servicing the development, consolidated, and expanded Wexford Zone 2)
- The estimated operations and maintenance cost savings to the Town, based on owning and operating a single pump station instead of two, using 25 year timeline.

All other works needed to support the Queensway East and West Land development are to be paid by the Developers.

The remaining works to expand the existing Wexford Zone 2 to incorporate the existing low pressure areas, including the new watermain on Morton Avenue, primarily benefit existing users; however, these works will also allow for future infill development to proceed with the Wexford Zone 2 expansion areas. As such, these projects will be primarily paid for by the Town, with 10% of cost being assigned to future growth.

Future watermain replacements for local fire flow upgrades are to be paid for by the Town

The cost share percentage was agreed to also be applied to the linear watermain works. More detailed costing analysis is attached.



Project Phasing

The following list the projects is needed to support the following service area:

THE QUEENSWAY EAST AND WEST DEVELOPMENT LANDS (A)

- The new booster pump station
- The Church Street watermain upgrade from Woodbine to Natanya
- The Zone 2 watermain on Natanya from the new booster pump station to Church Street
- Internal watermain network as needed

THE WEXFORD BPS DECOMMISSIONING (B)

- All works listed in A

THE WEXFORD ZONE 2 EXPANSION (C)

- All the Works listed in A + B
- The remaining works listed in **Table 4** and **5**.



Table 4: Watermain Upgrades

	Location	Pressure Zone	Diameter	Length	Phasing	Total Cost	Cost to Town*
Within Queensway East and West Lands	Suction Watermain from Church to PS	Zone 1	300 mm	330 m	A	\$128,700	-
	Local Trunk from PS to Church and Natanya	Zone 2	300 mm	335 m	A	\$130,650	\$40,502
	Local Trunk West of PS to north of Old Homestead	Zone 2	250 mm	1810 m	A	\$588,250	-
	Local Trunk East of PS to Woodbine	Zone 2	250 mm	720 m	A	\$234,000	-
	Remaining Watermains on Old Homestead	Zone 2	200 mm	585 m	A	\$167,310	-
	Residential Loop North of Old Homestead	Zone 2	200 mm	650 m	A	\$185,900	-
	Commercial Loop along Woodbine and to the east	Zone 2	200 mm	1440 m	A	\$411,840	-
	Connection from Development to Church	Zone 2	200 mm	95 m	A	\$27,170	-
Existing System	Connection from Development to The Queensway	Zone 2	300 mm	100 m	A	\$39,000	-
	New Supply Trunk on Church, east of Natanya	Zone 1	300 mm	610 m	A	\$555,100	\$172,081
	Connection of Morton	Zone 1	200 mm	430 m	C	\$276,900	\$251,550
	Future Upsize on Carrick, south of Natanya**	Zone 2	200 mm	545 m	-	\$425,100	\$425,100
	Future Upsize on Durnville**	Zone 2	250 mm	212 m	-	\$181,675	\$181,675
	Future Connection of The Queensway to Old Homestead***	Zone 2	300 mm	910 m	-	-	-

* Based on agreed upon cost sharing, includes engineering and contingency costs

** Future upsizing to be considered during replacement, at the end of the watermain's useful life; however, upsizing is not required to implement new pump station or expanded pressure zone

*** Current watermain on The Queensway consists of a 300 mm watermain. A 250 mm watermain is sufficient to address current development needs; however, the Town may want to consider upsizing to 300 mm to provide additional flexibility to service lands beyond the current Queensway East and West Lands Development areas. It is recommended that watermain extension to north of the culvert be 300 mm with final watermain sizing to be confirmed in future Master Plan or at the time of design.

Table 5: Valve Changes

Valve Type	Location	Existing Valve ID	Phasing	Total Cost	Cost to Town*
New Check Valve	Old Homestead, East of Highcastle	New Valve Installation	A	\$26,000	-
	Medina Square	G-VLV0828	A	\$26,000	-
	Church, East of The Queensway	G-VLV0905	C	\$26,000	\$23,400
	Spring, East of The Queensway	G-VLV0742	C	\$26,000	\$23,400
	Oakcrest, West of Annamaria	G-VLV0770	C	\$26,000	\$23,400
	Church, East of Natanya	New Valve Installation	B	\$26,000	-
	Woodbine, North of Church	New Valve Installation	A	\$26,000	-
New Closed Valve	Circle Ridge, Northeast of The Queensway	New Valve Installation	C	\$16,900	\$15,210
	Henry, East of The Queensway	G-VLV0756	C	-**	-
New Open Valve	Easement South of Annamaria	G-VLV0782	C	-**	-
	Natanya, South of Church	G-VLV0699	B	-**	-
	Aynsley, West of Annamaria	G-VLV0739	C	-**	-
Remove Existing Check Valve	Henry, West of Annamaria	G-VLV0777	C	-**	-
	Fontaine, East of Circle Ridge	G-VLV0731	C	-**	-
	Annamaria, South of Henry	G-VLV0779	C	-**	-

* Based on agreed upon cost sharing, includes engineering and contingency costs

** Costs included in installation of new check valves

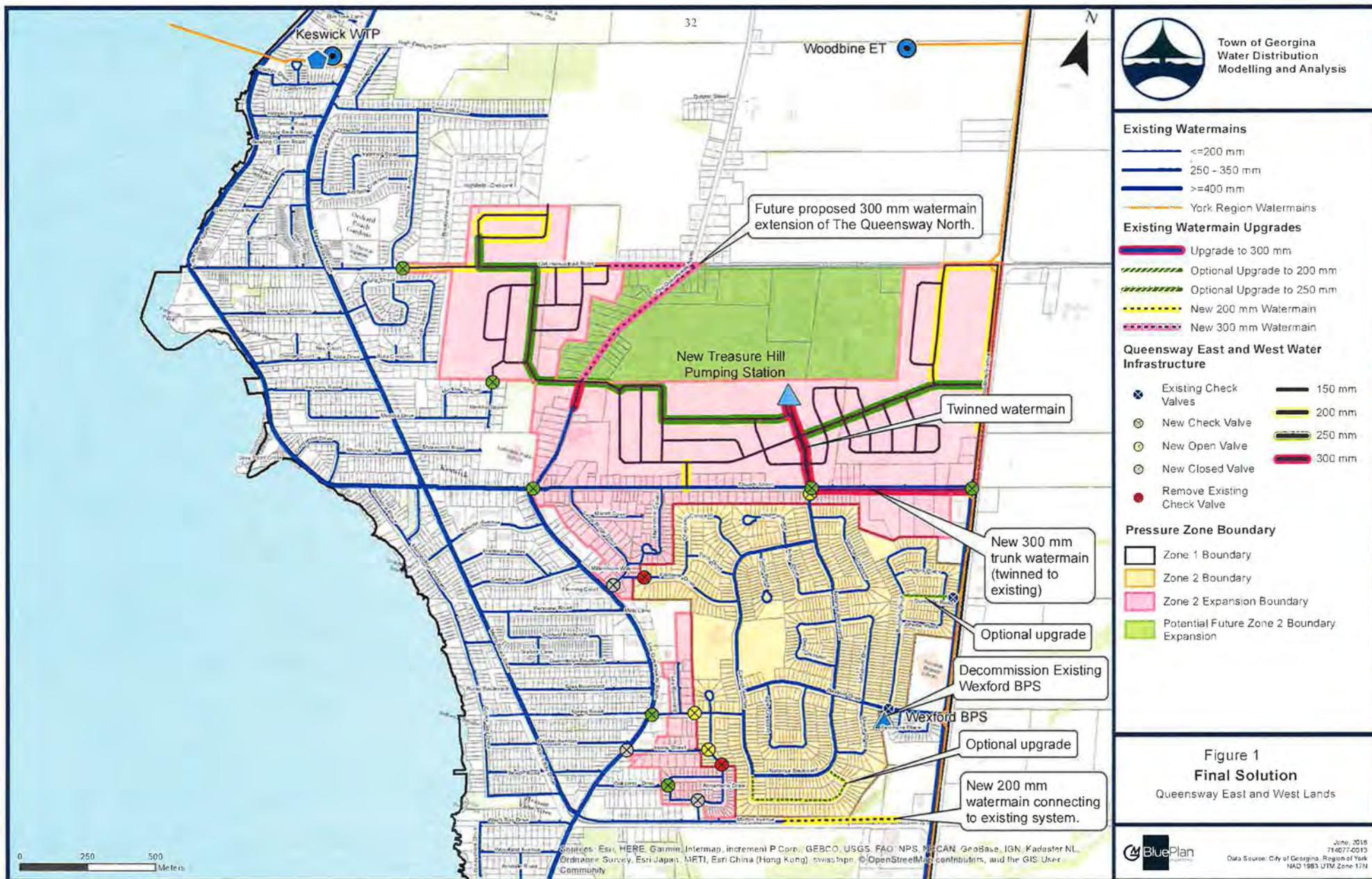
Table 6: Total Shared Costs

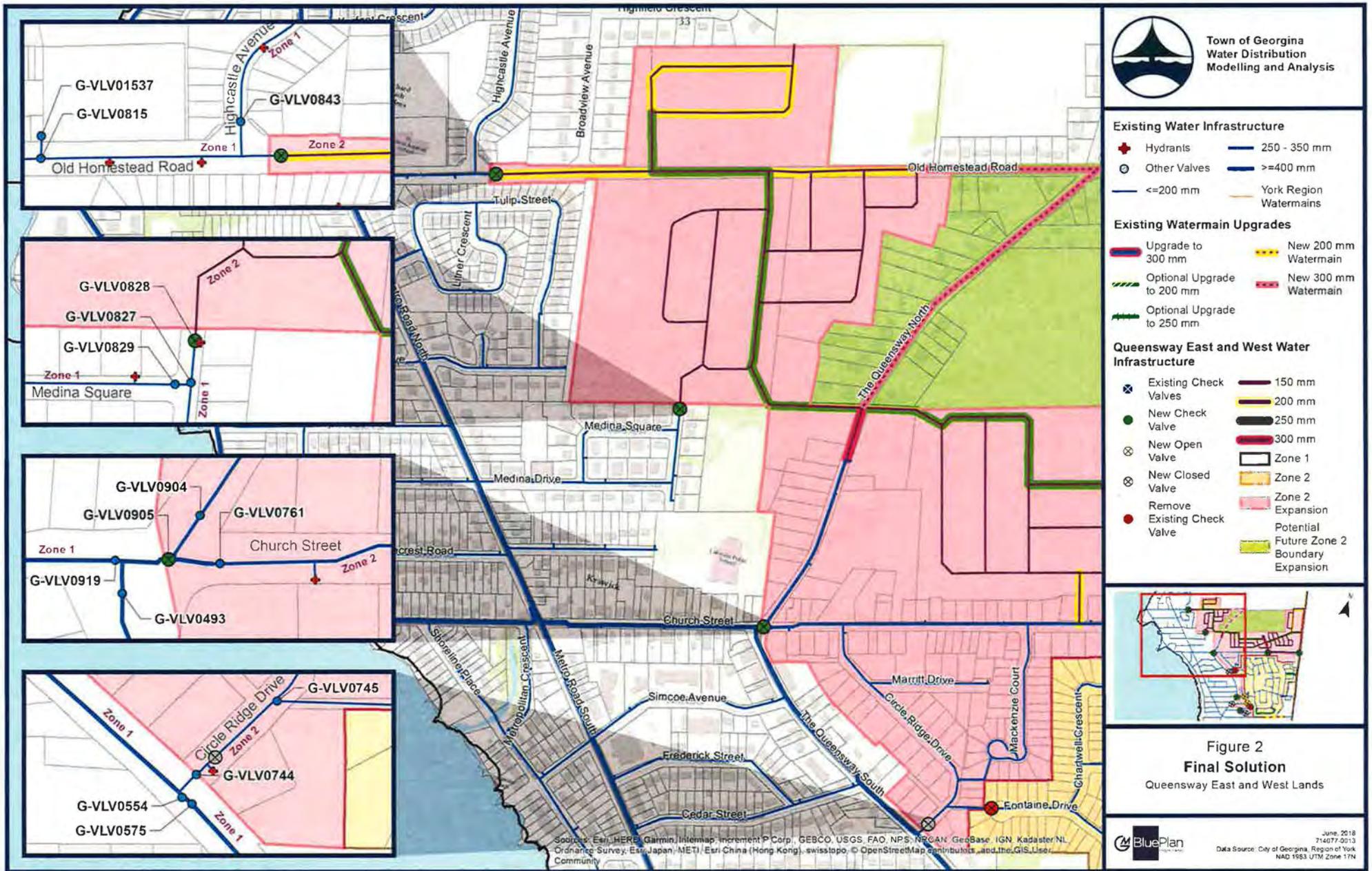
Cost Sharing Works	Total Shared Costs	Cost to Town*
Booster Pumping Station**	\$4,673,500	\$1,448,785
Watermains	\$965,250	\$464,133
Valves	\$94,900	\$85,410
Total	\$5,733,650	\$1,998,328***

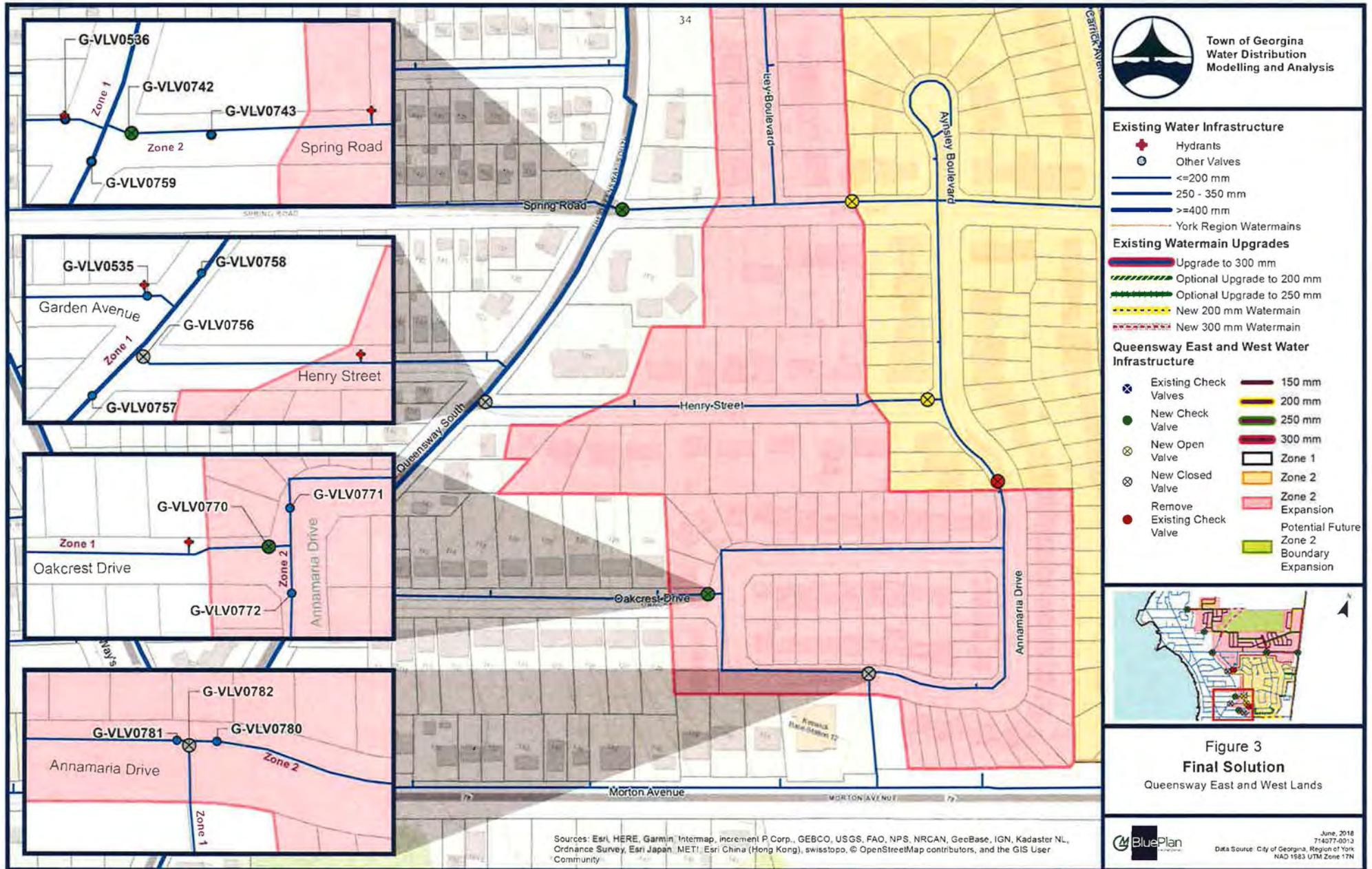
* Based on agreed upon cost sharing, includes engineering and contingency costs

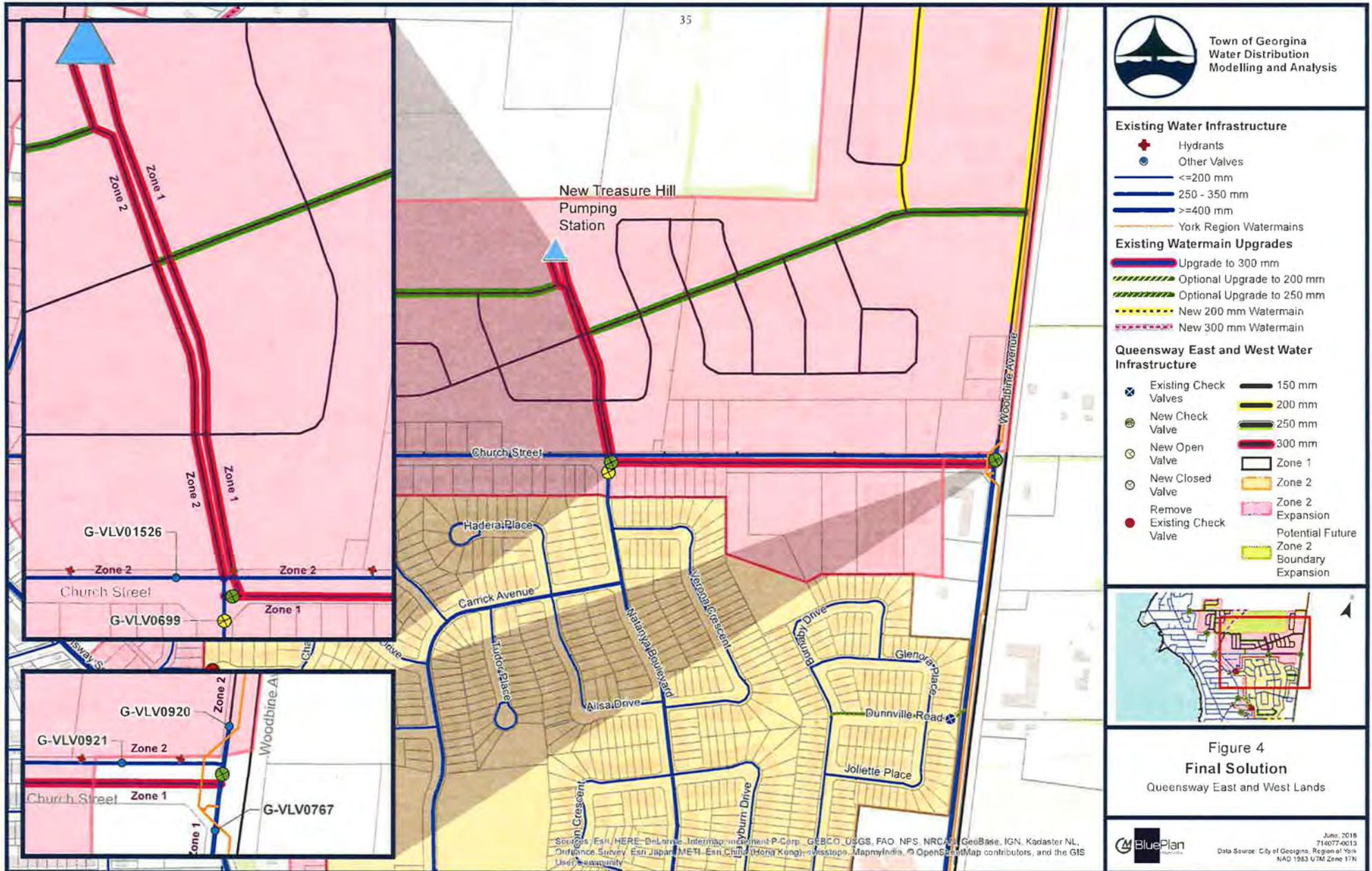
** Includes Wexford Booster Pump Station Decommissioning

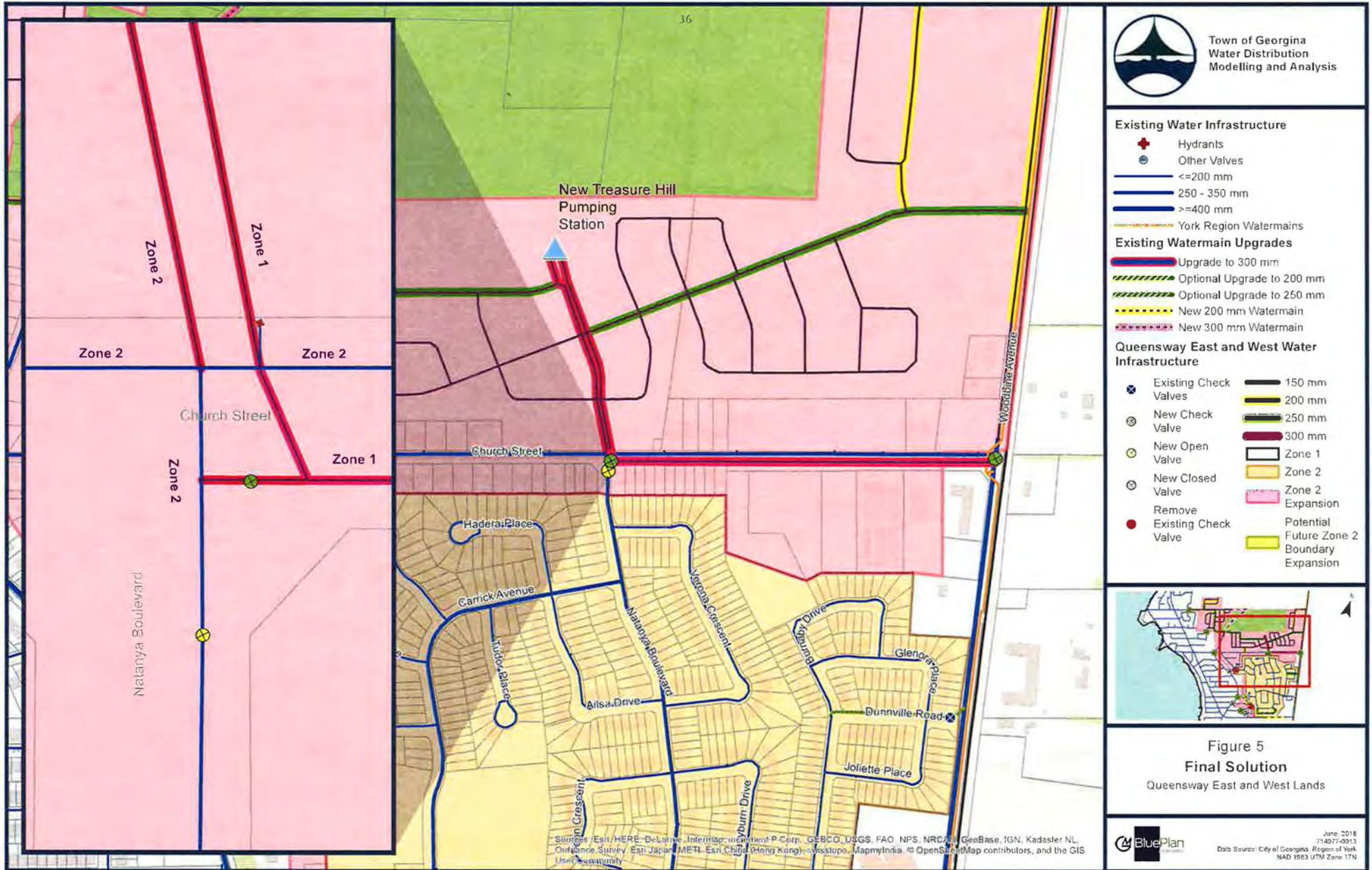
*** Does not include works internal to the Queensway East/West lands or Future Watermain Replacements











TMIG Cost Estimate - Stand-Alone Station (Development Only)					
Total Project - All Divisions					
Date	5/16/2017				
By	BT				
Chk'd	SO				
					Total Divisional Cost
Division 1 - General					\$400,000
Division 2 - Sitework					\$138,900
Division 3 - Concrete					\$148,500
Division 4 - Masonry					\$198,000
Division 5 - Metals					\$105,000
Division 7 - Thermal & Moisture					\$22,500
Division 8 - Doors & Windows					\$7,500
Division 9 - Finishes					\$15,000
Division 11 - Equipment					\$131,445
Division 12 - Furnishings					\$12,500
Division 13 - Instrumentation					\$210,000
Division 15 - Piping and Valves					\$640,000
Division 16 - Electrical					\$752,500
Contingency		15%			\$417,277
				Total Station Cost	\$3,199,122

TMIG Cost Estimate - Larger Station (Development and Existing Lands)					
Total Project - All Divisions					
Date	5/16/2017				
By	BT				
Chk'd	SO				
					Total Divisional Cost
Division 1 - General					\$400,000
Division 2 - Sitework					\$138,900
Division 3 - Concrete					\$148,500
Division 4 - Masonry					\$198,000
Division 5 - Metals					\$105,000
Division 7 - Thermal & Moisture					\$22,500
Division 8 - Doors & Windows					\$7,500
Division 9 - Finishes					\$15,000
Division 11 - Equipment					\$231,044
Division 12 - Furnishings					\$12,500
Division 13 - Instrumentation					\$210,000
Division 15 - Piping and Valves					\$640,000
Division 16 - Electrical					\$905,000
Contingency		15%			\$455,092
				Total Station Cost	\$3,489,036

		Condition Assessment (Ainley Group, 2017)
Replacement Date:	2042	
Years:	25	Condition Assessment says the Station is good for 20 years
Inflation:	1.5%	Assumed
Replacement Cost of Wexford BPS (2042 Dollars):	\$ -	Today's Value, plus Inflation
Interest:	3.0%	Current Prime Rate (approx)
Upsizing Cost:	\$ 290,000	
Required Upgrades:	\$ 102,500	Condition Assessment (Ainley Group, 2017)
Net Present Value of Required Upgrades:	\$ 77,017	
Annual Staffing Costs for Wexford Station:	\$ 20,800	2 operators for 4 hours/week @ \$50/hour
Net Present Value of Staffing Costs:	\$ 425,735	
Annual Electrical Cost Wexford Station:	\$ 16,000	
Net Present Value of Staffing Costs:	\$ 327,488	
FUTURE REPLACEMENT:	\$ 290,000	
IDENTIFIED UPGRADES:	\$ 77,017	
O&M	\$ 753,223	
TOTAL SAVINGS:	\$ 1,120,241	What the Town stands to Save if the Station is Retired
Cost of Treasure Hill BPS:	\$ 3,565,000	
Cost Share:	31%	Applied to Booster Station Design/Construction Only

Cost Sharing Summary

Cost Share Items	Joint Servicing Option - Cost	OVERSIZING/NPV HYBRID		
		Town Pays Oversizing, plus NPV of O&M Includes Elec. - Common %		
		Town	Development	Future
		31%	38%	31%
Booster Pumping Station	\$ 3,565,000	\$ 1,105,150	\$ 1,354,700	\$ 1,105,150
		31%	38%	31%
Church Street Upgrades (Woodbine to Natanya)	\$ 427,000	\$ 132,370	\$ 162,260	\$ 132,370
		31%	38%	31%
Internal Supply Main (Church to Station)	\$ 100,500	\$ 31,155	\$ 38,190	\$ 31,155
TOTAL COST	\$ 4,092,500	\$ 1,268,675	\$ 1,555,150	\$ 1,268,675
Engineering (15%)	\$ 613,875	\$ 190,301	\$ 233,273	\$ 190,301
Contingency (15%)	\$ 613,875	\$ 190,301	\$ 233,273	\$ 190,301
Total	\$ 5,320,250	\$ 1,649,278	\$ 2,021,695	\$ 1,649,278
		31%	38%	31%

Detailed Costing

	Items	Type	Description	Unit	QTY	Unit Price	Cost	Contingency + Engineering	Total Cost	Town Costs (31% on Cost Share Items)	Developer Cost
Interviated Zone - PS at Treasure Hill	Watermains	Development Local	Watermains, Incl. Hydrants, 150 mm dia.	m	4000	\$ 200.00	\$ 800,000.00	\$ 240,000.00	\$ 1,040,000.00		\$ 1,040,000.00
	Watermains	Development Local	Watermains, Incl. Hydrants, 200 mm dia.	m	2770	\$ 220.00	\$ 609,400.00	\$ 182,820.00	\$ 792,220.00		\$ 792,220.00
	Watermains	Development Local	Watermains, Incl. Hydrants, 300 mm dia. Queensway Connection	m	100	\$ 300.00	\$ 30,000.00	\$ 9,000.00	\$ 39,000.00		\$ 39,000.00
	Watermains	Development Spine	Watermains, Incl. Hydrants, 250 mm dia.	m	2530	\$ 250.00	\$ 632,500.00	\$ 189,750.00	\$ 822,250.00		\$ 822,250.00
	Watermains	Development Spine	PS Suction main, 300 mm dia	m	330	\$ 300.00	\$ 99,000.00	\$ 29,700.00	\$ 128,700.00		\$ 128,700.00
	Check Valve	For the Development	Check Valve for Fire Supply	Each	6	\$ 20,000.00	\$ 120,000.00	\$ 36,000.00	\$ 156,000.00		\$ 156,000.00
	Connection to Existing	For the Development	Connections to Existing Watermains	Each	6	\$ 1,500.00	\$ 9,000.00	\$ 2,700.00	\$ 11,700.00		\$ 11,700.00
							\$ 2,299,900.00	\$ 689,970.00	\$ 2,989,870.00		\$ 2,989,870.00
	Watermains	Development Spine	PS Discharge main, 300 mm dia	m	335	\$ 300.00	\$ 100,500.00	\$ 30,150.00	\$ 130,650.00	\$ 40,501.50	\$ 90,148.50
	Watermain Replacement	PS Supply	Replace Existing 250mm to 300 mm, on Church St. From Woodbine to Natanyan Blvd.	m	610	\$ 700.00	\$ 427,000.00	\$ 128,100.00	\$ 555,100.00	\$ 172,081.00	\$ 383,019.00
	Pump Station	Treasure Hill		Each	1	\$ 3,565,000.00	\$ 3,565,000.00	\$ 1,069,500.00	\$ 4,634,500.00	\$ 1,436,695.00	\$ 3,197,805.00
							\$ 4,092,500.00	\$ 1,227,750.00	\$ 5,320,250.00	\$ 1,649,777.50	\$ 3,670,472.50
							\$ 6,392,400.00	\$ 1,917,720.00	\$ 8,310,120.00	\$ 1,649,277.50	\$ 6,660,842.50
	Town Projects to Support Wexford Zone Expansion	Pump Station Decommissioning	Existing Wexford BPS		Each	1	\$ 30,000.00	\$ 30,000.00	\$ 9,000.00	\$ 39,000.00	\$ 12,090.00
						\$ 30,000.00	\$ 9,000.00	\$ 39,000.00	\$ 12,090.00	\$ 26,910.00	
Watermain		New System Loop	New 200 mm Watermain on Morton Ave	m	430	\$ 500.00	\$ 215,000.00	\$ 64,500.00	\$ 279,500.00	\$ 251,550.00	\$ 27,950.00
Check Valve		Zone Realignment	Check Valve for Fire Supply	Each	3	\$ 20,000.00	\$ 60,000.00	\$ 18,000.00	\$ 78,000.00	\$ 70,200.00	\$ 7,800.00
New Closed Valve		Zone Realignment	Closed Valve for Zone Realignment	Each	1	\$ 13,000.00	\$ 13,000.00	\$ 3,900.00	\$ 16,900.00	\$ 15,210.00	\$ 1,690.00
						\$ 288,000.00	\$ 86,400.00	\$ 374,400.00	\$ 336,960.00	\$ 37,440.00	
						\$ 318,000.00	\$ 95,400.00	\$ 413,400.00	\$ 349,050.00	\$ 64,350.00	
Future Town Projects	Watermain Replacement	Local Fire Flow Upgrades	Replace existing 150 mm to 250 mm on Dunnville at end of useful life	m	215	\$ 650.00	\$ 139,750.00	\$ 41,925.00	\$ 181,675.00	\$ 181,675.00	\$ -
	Watermain Replacement	Local Fire Flow Upgrades	Replace existing 150 mm to 200 mm on Carrick at end of useful life	m	545	\$ 600.00	\$ 327,000.00	\$ 98,100.00	\$ 425,100.00	\$ 425,100.00	\$ -
						\$ 466,750.00	\$ 140,025.00	\$ 606,775.00	\$ 606,775.00	\$ -	

APPENDIX B

DRAFT BY-LAW

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. xxxxx

**A BY-LAW TO IMPOSE AREA-SPECIFIC DEVELOPMENT
CHARGES IN THE TOWN OF GEORGINA FOR THE QUEENSWAY
EAST AND WEST SERVICE AREA**

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* (the Act) provides that the Council of a municipality may pass by-laws for the imposition of development charges against land to pay for increased capital costs because of increased need for services arising from the development of the area to which the by-law applies;

AND WHEREAS the Council of the Town of Georgina has given notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS a development charges background study has been prepared by Hemson Consulting Ltd. dated July 9, 2018 ("the background study"), wherein the background study indicated that the Town has determined development of land in Queensway East and West will increase the need for services;

AND WHEREAS copies of the background study and the proposed development charges by-law were made available on July 11, 2018 to the public in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town of Georgina held a public meeting on August 15, 2018 to consider the enactment of a development charge by-law, in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town of Georgina has heard all persons who applied to be heard and received written submissions whether in objection to, or in support of, the development charges proposal at a public meeting held on August 15, 2018;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 15, 2018, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 15, 2018, Council determined that no further public meetings were required under section 12(3) of the Act.

NOW THEREFORE the Council of the Town of Georgina enacts as follows:

DEFINITIONS

1. In this by-law,

- (1) "Act" means the *Development Charges Act, 1997, as amended*;
- (2) "accessory use" means a use, building or structure, that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use of the land, building or structure on the same lot;
- (3) "air-supported sport structure" means an air-supported sport structure as defined in O.Reg. 403/97 under the *Building Code Act, 1992, S.O. 1992, c.23*, as amended or successor legislation;
- (4) "apartment unit" means any residential dwelling unit with a building containing more than four dwelling units where the residential units are connected by an interior corridor;
- (5) "band" means a body of Indians
 - (a) for whose use and benefit in common, lands, the legal title to which is vested in Her Majesty, have been set apart before, on or after September 4, 1951,
 - (b) for whose use and benefit in common, moneys are held by Her Majesty, or
 - (c) declared by the Governor in Council to be a band for the purposes of the Indian Act, R.S.C., 1985, C. I-5;
- (6) "bedroom" means a habitable room larger than seven (7) square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- (7) "benefitting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

- (8) "Board of Education" has the same meaning as that specified in subsection 1(1) of the *Education Act*,
- (9) "building" means a structure occupying an area greater than ten square metres (10m²) consisting of a wall, roof and floor or any of them or structural system serving the function thereof, including above grade storage tanks, air-supported sport structures and industrial tents;
- (10) "capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, a municipality or local board,
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve buildings or structures,
 - (d) to acquire, lease, construct or improve facilities including, but not limited to:
 - (i) rolling stock, with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment,
 - (iii) machinery, and
 - (iv) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*.
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d),
 - (f) required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing to pay for costs under clauses (a), (b), (c) and (d) that are development-related;

- (11) "Chief Building Official" means the chief building official appointed or constituted within the municipality under section 3 or 4 of the Ontario Building Code Act, 1992, S.O. 1992, c. 23
- (12) "Council" means the Council of the municipality;
- (13) "derelict building" means a building or structure that is vacant, neglected, poorly maintained, and unsuitable for occupancy which may include a building or structure that:
- (a) is in a ruinous or dilapidated condition;
 - (b) the condition of which seriously depreciates the value of land or buildings in the vicinity;
 - (c) is in such a state of non-repair as to be no longer suitable for human habitation or business purposes;
 - (d) is an allurement to children who may play there to their danger;
 - (e) constitutes a hazard to the health or safety of the public;
 - (f) is unsightly in relation to neighbouring properties because the exterior finish of the building or structure is not maintained, or;
 - (g) is a fire hazard to itself or to surrounding lands or buildings;
- (14) "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- (15) "development charge" means a charge imposed under this by-law, pursuant to the Act;
- (16) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities which include, at a minimum, a kitchen sink, stove, fridge, a toilet and a sink for the exclusive use with the toilet;
- (17) "farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

- (18) "front-ending agreement" means an agreement made under Section 44 of the *Act* between the municipality and any or all owners within a benefitting area providing for the costs of services for which there will be an increased need for a service or services as a result of development to be borne by one or more of the parties to the agreement and providing for persons who, in the future, develop land within the area defined in the agreement to pay an amount to reimburse some part of the costs of the work;
- (19) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (20) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.

In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the following areas are not included in the gross floor:

- (a) a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (b) loading facilities above or below grade; and
- (c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage;
- (21) "Indian land" mean a tract of land, the legal title to which is vested in Her Majesty, that has been set apart by Her Majesty for the use and benefit of a band.
- (22) "industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (23) "local board" means a school board, municipal service board, transportation commission, public library board, board of health, police

services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof, other than a board as defined in subsection 1(1) of the *Education Act*.

- (24) "local services" means those services, facilities or things which are under the jurisdiction of the municipality and are directly related to a plan of subdivision or within the area to which the plan relates or are installed or paid for the by the owner as a condition of approval under s.53 of the *Planning Act*;
- (25) "mixed-use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (26) "multiple dwellings" means all dwellings other than single detached dwellings, semi-detached dwellings and apartment house dwellings;
- (27) "municipality" means The Corporation of the Town of Georgina;
- (28) "non-residential use" means a building or structure used for other than a residential use;
- (29) "official plan" means the Official Plan of the Town of Georgina and any amendments thereto;
- (30) "owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (31) "place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*;
- (32) "Queensway East and West Service Area" refers to the benefitting lands for which development charges apply, as shown in Schedule "C" to this by-law;
- (33) "rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- (34) "redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing

the use of a building or structure from a residential use to a non-residential use or from a non-residential use to a residential use, or changing a building or structure from one form of residential use to another form of residential use or from one form of non-residential use to another form of non-residential use;

- (35) "regulation" means any regulation made pursuant to the Act;
- (36) "residential use" means land or building or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- (37) "rural areas" means those areas within the municipality not connected to a municipal sanitary sewerage and/or water distribution system or to lands where such systems are available for connection;
- (38) "seasonal air-supported sport structure" means an air-supported structure that is raised and/or erected for a maximum of six months in any given year to allow for the use of an outdoor sports field or portion thereof during the winter season for sports-related activities;
- (39) "semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;
- (40) "services" (or "service") means those services designated in Schedule "A" to this by-law or specified in an agreement made under Section 44 of the Act;
- (41) "services in lieu" means those services specified in an agreement made under Section 8 of this by-law;
- (42) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (43) "single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;
- (44) "subsidized housing units" means any residential use declared by resolution of Council to be subsidized housing;
- (45) "temporary building or structure" means a building or structure used, designed or intended for a non-residential use that is constructed or

placed upon lands and which is demolished or removed from the lands within three years of building permit issuance, including but not limited to sales trailers, office trailers and industrial tents, provided that such a building or structure meets the aforementioned criteria, and includes an accessory building not exceeding 100 square metres of residential gross floor area that is inhabited by the parents of the homeowner who are over the age of 65 years;

- (46) "urban areas" means those areas within the municipality connected to a municipal sanitary sewerage and/or water distribution system and/or to lands where such systems are available for connection;

SCHEDULE OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this by-law, development charges against land in the Queensway East and West Service Area shall be calculated and collected in accordance with the base rates set out in Schedule "B", for the services set out in Schedule "A".
- (2) The development charges with respect to any development shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development, with the exception of any enlargement of the gross floor area of an existing industrial building which is 50% or less than the gross floor area of the existing building.
- (3) Council hereby determines that any development within the Queensway East and West Service Area requires the provision, enlargement, expansion or improvement of the services referenced in Schedule "A" to this by-law.
- (4) The rates set out in Schedule "B" of this by-law are applicable in addition to any rates and requirements as set out in by-law 2016-0054 (AD-5).

APPLICABLE LAND

3. (1) Subject to subsections (2), (3), (4), (5), (6) and (7) this by-law applies to all lands in the Queensway East and West Service Area, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.
- (2) This by-law shall not apply to land that is owned by:
 - (a) a board of education as defined under Subsection 1(1) of the *Education Act*;
 - (b) any municipality or local board thereof; and,
 - (c) Indian lands.
- (3) This by-law shall not apply to land that is used for the purpose of:
 - (a) the development of a non-residential farm building used for bona fide agricultural purposes;
 - (b) a place of worship and land used in connection therewith, which shall include only the grounds of the place of worship, a cemetery or burial grounds exempt from taxation under the *Assessment Act*.
- (4) This by-law shall not apply to development creating or adding an accessory use not exceeding 10 square metres of non-residential gross floor area.
- (5) Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
 - (a) in the case of a residential building or structure, or in the case of residential units in a mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Schedule "B" of this by-law with the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Schedule "B" of this by-law by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

- (6) Notwithstanding section 3(5), where the Council of the municipality deems:

- (a) a property to contain a derelict building or structure; and

- (b) that it is in the best interest of the community for the derelict building to be demolished;

the Council of the municipality may extend the reduction of development charges to a maximum of 120 months from the date of demolition permit to the date of the building permit to facilitate the redevelopment. All other provisions in section 3(5) shall apply.

- (7) This by-law shall not apply to that category of exempt development described in the Act, Subsection 2(3) and Section 2 of O.Reg. 82/98, namely:

- (a) the enlargement of an existing dwelling unit or the creation of one or two additional dwelling units in an existing detached house where the total gross floor area of the dwelling units or units created does not exceed the gross floor area of the dwelling unit already in the building, or

- (b) the creation of one additional dwelling unit in an existing semi-detached or row residential building, provided the gross floor area of the additional dwelling unit does not exceed the gross floor area of the dwelling unit already in the building or

- (c) the creation of one additional dwelling unit in any other class of existing residential building, provided the gross floor area of the additional dwelling unit does not exceed the gross floor area of the smallest dwelling unit already in the building.

- (8) Notwithstanding subsection 7(a), development charges shall be calculated and collected in accordance with Schedule "B" where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing dwelling unit.
- (9) Notwithstanding subsection 7(b) and (c), development charges shall be calculated and collected in accordance with Schedule "B" where the additional dwelling unit has a residential gross floor area greater than,
- (a) in the case of a semi-detached house or row house, the gross floor area of the existing dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest dwelling unit contained in the residential unit.
- (10) For the purposes of the exemption for enlargement of *existing industrial buildings* set out in section 4 of the Act, the following provisions shall apply;
- (a) For the purpose of this subsection 3(9), "gross floor area" and "existing industrial building" shall have the same meaning as those terms have in O.Reg. 82/98 under the Act, as amended;
 - (b) For the purposes of interpreting the definition of "existing industrial building" contained in the regulation, regard shall be had for the classification of the lands pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31 or successor legislation, and in particular whether more than 50 percent of the gross floor area of the building or structure has an industrial tax class code for assessment purposes;
 - (c) Notwithstanding clause 3(10)(b) above, distribution centres, warehouses other than retail warehouses, the bulk storage of goods and truck terminals shall be considered to be industrial uses or buildings;
 - (d) The gross floor area of an existing industrial building shall be defined as the gross floor area of the industrial building as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought or was obtained;

- (e) The enlargement of the gross floor area of the existing building must be attached to the existing industrial building;
 - (f) The enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility;
 - (g) The enlargement shall be for a use for or in connection with an industrial purpose as set out in this by-law;
 - (h) If the enlargement complies with the provisions of this subsection 3(10) and is equal to 50 percent or less of the gross floor area of an existing industrial building, the amount of the development charge in respect of the enlargement is nil; and
 - (i) If the enlargement is more than 50 percent of the gross floor area of an existing industrial building, and it otherwise complies with the provisions of this subsection 3(10), the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:
 - (i) The amount by which the enlargement exceeds 50 percent of the gross floor area;
 - (ii) Divided by the amount of the enlargement.
- (11) Notwithstanding any other provisions of this by-law, a temporary building or structure shall be exempt from the payment of development charges provided that:
- (a) prior to the issuance of the building permit for the temporary building or structure, the owner shall provide to the municipality securities in the form of a certified cheque or bank draft or a letter of credit acceptable to the municipality's Treasurer in the full amount of the development charges otherwise payable;
 - (b) within three (3) years of building permit issuance or any extension permitted in writing by the municipality's Treasurer or equivalent, the owner shall provide the municipality with evidence, to the municipality's satisfaction, that the temporary building or structure was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided,

whereupon the municipality shall return to the owner the securities provided pursuant to subsection (a), without interest;

- (c) the timely provision of satisfactory evidence to the Chief Building Official of the demolition or removal of the temporary building or structure in accordance with subsection (b) shall be solely the owner's responsibility.
- (d) in the event that the owner does not provide satisfactory evidence of the demolition or removal of the temporary building or structure in accordance with subsection (b), the temporary building or structure shall be deemed conclusively not to be a temporary building or structure for the purposes of this by-law and the municipality shall, without prior notification to the owner, transfer the funds or draw upon the letter(s) of credit provided pursuant to subsection (a) and transfer the amount so drawn into the appropriate development charges reserve funds; and

APPLICATION, CALCULATION AND COLLECTION OF CHARGE

- 4. (1) Subject to Subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this by-law on land to be developed, where the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under Section 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (e) a consent under Section 53 of the *Planning Act*;
 - (f) the approval of a description under Section 50 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:

- (a) local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for the owner as a condition of approval under Section 51 of the *Planning Act*;
- (b) local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*;

LOCAL SERVICE INSTALLATION

- 5. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Sections 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, install or pay for such local services related to a plan of subdivision or within the area to which the plan relates and otherwise, as Council may require.

MULTIPLE CHARGES

- 6. (1) Where two or more of the actions pursuant to the *Planning Act* and as described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding Subsection (1), more than one development charge by-law may apply to the same area and if two or more of the actions described in Section 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

- 7. Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement, through the provision of, at the sole expense of the owner, services in lieu thereof, where such work is related to a service to which this by-law relates. Such agreement shall further specify that where the owner provides services in lieu of the required development charges in accordance with the agreement, Council shall give to the owner a non-transferable credit against the development charge otherwise applicable to

the development, equal to the reasonable cost of doing the work as agreed by the municipality and the person who is to be given the credit, provided that such credit shall not exceed the total development charge payable by the owner to the municipality for that particular service.

FRONT-ENDING AGREEMENTS

8. (1) Where a development charge by-law is in force, Council may enter into a front-ending agreement with any or all owners within the benefitting area, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services. The cost of the work that will benefit a defined benefitting area is to be borne by one or more of the owners to the agreement who will be reimbursed some part of the costs by the owners who, in the future, develop land within the benefitting area.
- (2) An owner is entitled to be given a credit towards a development charge for the amount of his or her non-reimbursable share of the costs of work under a front-ending agreement.
- (3) No credit given pursuant to subsection (2) shall exceed the total development charge payable by the owner for that service.
- (4) The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually, without amendment to this by-law, each October, while this by-law is in force, in accordance with the average Bank of Canada rate applied annually.

DEVELOPMENT CHARGE CREDITS

9. (1) The development charges payable under Section 2 shall be adjusted to account for the full amount of any development charge paid or services provided in lieu thereof in relation to the land in question, pursuant to the terms of an agreement with the municipality under the *Planning Act*, Section 51 or 53.
- (2) An owner who has secured the necessary approvals may demolish and replace the existing dwelling units or non-residential floor area and not be subject to the development charges payable under Section 2 with respect to the development being replaced, provided that any additional dwelling units or additional floor area created in excess of those demolished shall be subject to the development charge calculated under subsection (1) and Section 2.

TIMING OF CALCULATION AND PAYMENT

10. (1) Development charges set out in Schedule "B" shall be calculated and payable in full in cash, by certified cheque, or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise agreed to by the municipality.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charges have been paid in full.
- (3) Notwithstanding subsections (1) and (2), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.
- (4) The newly calculated rates as presented in Schedule "B" will become effective on September 26, 2018 and remain in force until the expiry of this by-law.

BY-LAW REGISTRATION

11. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

RESERVE FUND(S)

12. (1) Monies received from payment of development charges shall be maintained in separate reserve funds, and shall be used only to meet the capital costs for which the development charge was levied under this by-law.
- (2) Council directs the Municipal Treasurer to establish a separate reserve fund for each of the services set out in Schedule "A", to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (3) The amounts contained in the reserve funds established under this Section shall be invested, with any income received credited to the development charge reserve funds in relation to which the investment income applies.

- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year on or before May 1, commencing 2019 for the 2018 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

13. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal or by resolution of Council, pursuant to an order of the Local Planning Appeal Tribunal, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The refund shall include the interest owed under this section;
 - (c) Interest shall be paid at the Bank of Canada rate in effect on the later of.
 - (i) the date of enactment of this by-law, or
 - (ii) the date of the last quarterly adjustment, in accordance with the provisions of subsection (4).
- (4) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the

rate established by the Bank of Canada on that day, and shall be adjusted quarterly thereafter on the first business day of every January, April, July and October to the rate established by the Bank of Canada on the day of the adjustment.

DEVELOPMENT CHARGE SCHEDULE INDEXING

14. The development charges referred to in Schedule "B" shall be adjusted annually, without amendment to this by-law, commencing on August 1st 2019, and annually thereafter each August 1st while this by-law is in force, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Building Construction Price Index, CANSIM table 327-0058.

BY-LAW ADMINISTRATION

15. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

16. The following schedules to this by-law form an integral part of this by-law:
 - Schedule "A" – Designated Municipal Services
 - Schedule "B" – Schedule of Area-Specific Development Charges Effective September 26, 2018 – September 26, 2023
 - Schedule "C" – Area within which the Area-Specific Development Charges for Queensway East and West are to be imposed

DATE BY-LAW EFFECTIVE

17. This by-law shall come into force and effect on September 26, 2018.

SHORT TITLE

18. This by-law may be cited as the Development Charges By-law for the Queensway East and West Area.

READ AND ENACTED this 26th day of September, 2018.

Margaret Quirk, Mayor

John Espinosa, Town Clerk

SCHEDULE "A"

**TOWN OF GEORGINA
QUEENSWAY EAST AND WEST
DESIGNATED MUNICIPAL SERVICES**

1. Water Services, which shall be comprised of:
 - a. Installation of Watermains
 - b. Construction of Pump Station
 - c. Installation of Valves

SCHEDULE "B"

**TOWN OF GEORGINA
SUMMARY OF DEVELOPMENT CHARGES
EFFECTIVE SEPTEMBER 26, 2018 – SEPTEMBER 26, 2023**

Service	Residential Charge by Unit Type				Non-Residential Charge (\$/sq.m)
	Single & Semi- Detached	Rows & Other Multiples	Apartments		
			≥650 sq.ft.	<650 sq.ft.	
Water Service	\$ 3,171	\$ 2,556	\$ 2,227	\$ 1,538	\$ 26.51

SCHEDULE "C"

**TOWN OF GEORGINA
QUEENSWAY EAST AND WEST SERVICE AREA MAP**

